

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102	-104	BROOKS AVE, ARLINGTON

OWNERSHIP

Owner 1:	CHIU CATHERINE &			
Owner 2:	KAPLAN WILLIAM			
Owner 3:				
Street 1:	57 SPY POND LANE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	ROUSSINOS DON S -		
Owner 2:	-		
Street 1:	104 BROOKS AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,621 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2531 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17495	Total SF/SM:	7621	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	518,905	Spl Credit	Total:	518,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

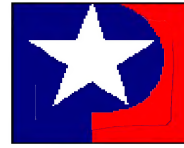
ASSESSED:

Total Card / Total Parcel

993,600 / 993,600

993,600 / 993,600

993,600 / 993,600



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	4621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7621.000	469,600	5,100	518,900	993,600
Total Card	0.175	469,600	5,100	518,900	993,600
Total Parcel	0.175	469,600	5,100	518,900	993,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		392.53	/Parcel: 392.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,600	5100	7,621.	518,900	993,600	993,600	Year End Roll	12/18/2019
2019	104	FV	364,100	5100	7,621.	551,300	920,500	920,500	Year End Roll	1/3/2019
2018	104	FV	364,100	5100	7,621.	402,200	771,400	771,400	Year End Roll	12/20/2017
2017	104	FV	340,900	5100	7,621.	350,300	696,300	696,300	Year End Roll	1/3/2017
2016	104	FV	340,900	5100	7,621.	298,400	644,400	644,400	Year End	1/4/2016
2015	104	FV	302,700	5100	7,621.	291,900	599,700	599,700	Year End Roll	12/11/2014
2014	104	FV	302,700	5100	7,621.	240,000	547,800	547,800	Year End Roll	12/16/2013
2013	104	FV	315,400	5100	7,621.	228,300	548,800	548,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
2/28/2012	MLS	EMK	Ellen K
4/17/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
2/1/1992		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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Sign:

VERIFICATION OF VISIT NOT DATA

